



207, 5135 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2142034



\$199,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	688 sq.ft.	Age:	1992 (32 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Covered, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas, Radiant	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 442
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LC
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: None

Prime Lakeshore Drive condo with beautiful lake views – and pets and short-term rentals are welcome! Here’s your chance to own the perfect recreational, retirement or revenue property in Sylvan Lake, situated steps from the beach, shopping, restaurants and all the events and entertainment this popular beach town has to offer. Suite includes a shiplap feature wall, distressed-look vinyl plank flooring, and a trendy barn door leading to a large in-suite laundry and storage room. Large bedroom with view window will accommodate a king-sized bed. Enjoy the covered patio for morning coffee and people watching. Directly across the street you’ll find the marina, Rotary Lighthouse Park and the popular Farmers Market every Friday. Enjoy 3 km of walking paths along the lake. Sylvan Lake is a four-season town with events and activities happening every month of the year. Not only has the exterior of the building been recently painted, but all outstanding maintenance items have been addressed and a recent assessment has been fully funded. Reserve fund is in compliance with Reserve Fund Plan. Suite was upgraded with paint, casings, a combination of quartz and butcherblock countertops, light fixtures and blinds in 2021. Covered underground parking space completes the package.